Karen Johnson Davidson County
Batch# 441697 AFFIDAVITH
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Fees: $17.00 Taxes: $0.00
20200721-0080128

This Instrument Prepared By:
Foundation Title & Escrow
277 Mallory Station Road, Suite 102
Franklin, TN 37067

AFFIDAVIT OF HEIRSHIP

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned does hereby state and affirm as follows:

1. That William Bryn Roehrig, III aka Wm. Bryan Roehrig, III owned that certain real property more particularly described as follows:

> Being Lot No. 1, Roehrig Estates Subdivision in Plat Instrument No. 200708280103140 and revised in Plat Instrument No. 201509210095440, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Wm. Bryan Roehrig, III by Warranty Deed from Elroy Diatikar, June D. Hardy and Rose D. Ramsey dated December 29, 1986 and recorded January 8, 1987 in Book 7100, Page 598 and being corrected on April 15, 1987 in Book 7203, Page 767, in said Register's Office for Davidson County, Tennessee. *The said Wm. Bryan Roehrig III aka William Bryan Roehrig, III having died intestate on June 11, 2019 leaving the following heir at law: William B. Roehrig, Jr. (Father). See Affidavits of Heirship of record in Instrument No. 20191104-0113153 and 20191104-0113154 in the Register's Office for Davidson County, Tennessee.*
>
> Property Address: 38 Roehrig Court, Old Hickory, TN 37138
> Parcel No.: 044 07 0A 001.00

2. That William B. Roehrig, Jr. is the sole heir at law of William Bryn Roehrig, III aka Wm. Bryan Roehrig, III;

3. That William B. Roehrig, Jr. is the exclusive owner of marketable, fee simple title to said real property;

4. That there are no judgments, pending litigation, executions or attachments in or from any court affecting said real property or the estate of William Bryn Roehrig, III aka Wm. Bryan Roehrig, III;

5. That this affidavit is executed in compliance with T.C.A. § 30-2-712, as most recently amended;

6. That the undersigned makes this statement for the express purposes of inducing either North American Title Insurance Company or First American Title Insurance Company to insure title to said real property to be free from adverse claims or liens, and of enabling William B. Roehrig, Jr. to receive the consideration for the sale of said real property;

7. That the undersigned does guarantee and warranty the statements of fact herein, which shall be construed to be a continual contractual obligation in favor of North American Title Insurance Company or First American Title Insurance Company;

8. That in consideration of the issuance of title insurance by North American Title Insurance Company or First American Title Insurance Company, the undersigned agrees to indemnify and hold harmless North American Title Insurance Company or First American Title Insurance Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including expense of enforcing the indemnity contained herein and any and all claims resulting from debts, taxes or other obligations against the aforementioned William Bryn Roehrig, III aka Wm. Bryan Roehrig, III or the estate of William Bryn Roehrig, III aka Wm. Bryan Roehrig, III.

Dated this 16th day of July, 2020.

William B. Roehrig, Jr.

Sworn to and subscribed before me this 16th day of July, 2020.

SEAL

Notary Public

Commission Expires:_____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared William B. Roehrig, Jr.to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 16th day of July, 2020.

SEAL

NOTARY PUBLIC

COMMISSION EXPIRES:_____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY